

# \$369,900 - 46, 1530 Tamarack Boulevard Nw, Edmonton

MLS® #A2214045

**\$369,900**

3 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.00 Acres

Tamarack, Edmonton, Alberta

Experience modern living in this less than 1 year old, beautiful end-unit townhome home offers added privacy in the sought-after Tamarack community of Edmonton. Offering 1,226 sq. ft. of well-planned space, this home blends comfort, style, and functionality. Ideally located near the Meadows Community Centre, it's within walking distance to public schools and a nearby shopping complex with grocery stores and other essentials.

The main floor features a spacious entryway with a utility room, laundry area, and direct access to the attached double garage. On the second level, enjoy a bright, open-concept living room that leads to a private balcony—perfect for outdoor relaxation. The modern kitchen is equipped with double sinks, sleek cabinetry, and stylish countertops, complemented by a convenient 2-piece bathroom on the same floor.

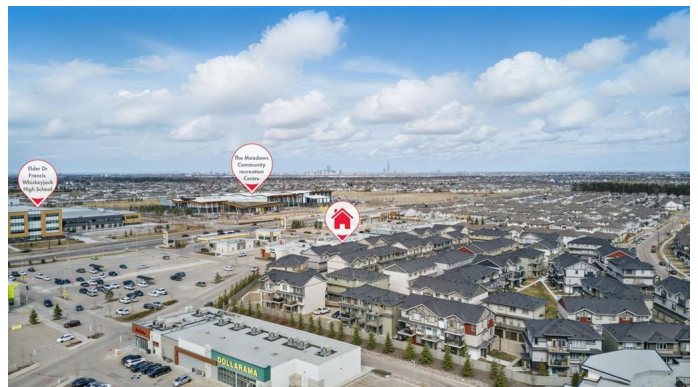
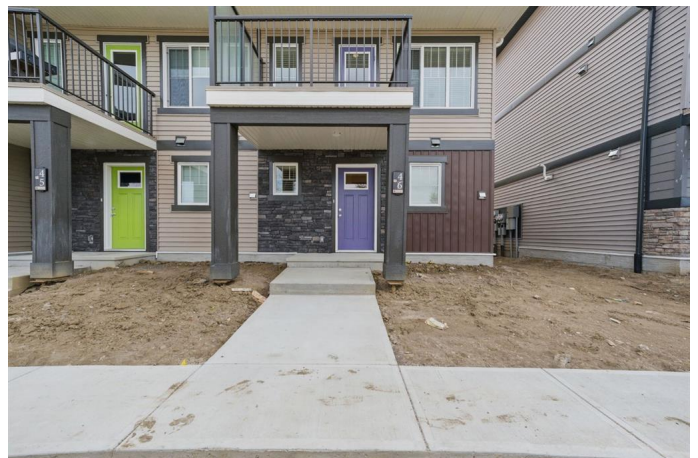
Upstairs on the third level, you'll find a carpeted retreat with a generous primary bedroom, complete with a walk-in closet and 3-piece ensuite. Two additional bedrooms and another full bathroom provide space for family or guests.

Built in 2024

## Essential Information

MLS® #

A2214045



Price	\$369,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	46, 1530 Tamarack Boulevard Nw
Subdivision	Tamarack
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6T 2E6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Range, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 24th, 2025

Days on Market            23

Zoning                        RM H16

### **Listing Details**

Listing Office                Houseeo Realty Inc.

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